

STURBRIDGE ZONING BOARD OF APPEALS
MINUTES OF
WEDNESDAY, NOVEMBER 15, 2017

Present: Elizabeth Banks
Margaret Cooney
Thomas Earls
Kevin Kelley, Acting Chair
Fidelis Onwubueke
Michael Young

Also Present: Jean Bubon, Town Planner
Rebekah L. DeCoursey, Administrative Assistant

Absent: Maryann Thorpe

Mr. Kelley opened the meeting at 6:30 PM and read the agenda.

The Board introduced themselves.

Mr. Kelley read a “Thank you” letter from Diane Trapasso, former Administrative Assistant

Ms. Bubon introduced the new administrative assistant, Rebekah DeCoursey. She has a masters degree in Landscape Architecture and in Regional Planning and will be a great addition to the department.

APPROVAL OF MINUTES

Motion: Made by Mr. Earls to approve the draft minutes of September 20, 2017.
2nd: Ms. Banks
Discussion: None
Vote: 4 – 0 – 2 (Ms. Cooney, Mr. Onwubueke)

**DETERMINATION – JOHN RADNER IS REQUESTING A
DETERMINATION TO DEMOLISH THE EXISTING STRUCTURE AND
RECONSTRUCT THE RESIDENCE ON A NEW FOOTPRINT. THE
PROPERTY IS LOCATED AT 139-140 LAKE ROAD.**

Materials presented:

Application for Determination – John Radner - received 10/19/17

Supporting Documents – USGS Quadrangle Map, Natural Heritage Map, Flood Insurance Rate Map – received 10/19/17

Recorded Order of Conditions – received 10/19/17

Deeds for land

STURBRIDGE ZONING BOARD OF APPEALS DRAFT MINUTES OF NOVEMBER 15, 2017

Plot Plan for John Radner – 139 & 140 Lake Road – prepared by Jalbert Engineering – plan date 10/4/2016 – DWG #16204

House Plans – 139 Lake Road – prepared by Escape Estate, Inc. 537 Main Street Sturbridge

Mr. Kelley acknowledged the following department memos:

- Lt. Marinelli, Fire Inspector – no major concerns.
- Ms. Bubon, Town Planner – no new concerns.
- Ms. Gendreau, Conservation Agent – concerns were addressed in Site Plan 16204 Revision #2. The project will go before the Sturbridge Conservation Commission 11/16/17.

Mr. Jalbert stated that they are proposing to demolish the old structure and rebuild on a new footprint. Mr. Jalbert submitted DWG # 16204 Revision 1 & Revision 2 with the date of 11/14/17, addressing concerns from the Conservation Agent that there was no parking delineated the initial plan, and water run off criteria was also not delineated. The new plan included proposed parking and proposed drip strip on the new structure.

Mr. Jalbert explained that the existing structure is almost adjacent to Lake Road, a private road (20' right-of-way) gives access to the properties and abutters. The deed is written that Radner owns the portion of Lake Road that runs through his property, but cannot block the road in any way to impede traffic. The current structure on the east side of Lake Road (#139) is too close to the road for parking. The proposed structure will have a setback of 15.1' providing ample parking and access to the new structure.

Mr. Radner has purchased adjacent property easterly to # 139, increasing the lot size from 10,240 s.f. to 13,240 s.f. The new structure will increase the front setback from 2.5' to 15.1', the side yard from 11.1/14.9' to 12.2'/15.0' and the rear setback will decrease from 97.9 to 76.0". Mr. Jalbert explained that the preexisting non-conforming lot will become less non-conforming after the demolition and new construction.

The Board had the following questions, concerns and comments:

- Original concern with the parking was addressed with Revision #2.
- Where is the well? – at the back north east part of the lot. The well is noted on Revision #1
- Why 139-140? Is it one lot or two? It is one lot. The existing house on the lake side was 139 around ten years ago the town changed the numbers and all houses on the lake became even numbers. Now the second structure on the lot is referred to as 139.
- It appears this project will be an obvious improvement to what is there on site already.
- Mr. Radner commented that buying the addition of land previously mentioned helped move the project along, improving setback and lot coverage requirements.

- Is there municipal sewer? Yes.
- The new structure will be larger and taller (33'6" total) than the previous one.
- Why is the house still so close to the road? Mr. Jalbert explained that the back eastern portion of the site is very limiting with steep slope and proper access would be all but impossible to achieve if the house was set back further.
- Will this be a year round house? Yes.

Motion: Made by Ms. Banks to grant the Determination to Mr. John Radner to demolish the existing 380 s.f. structure and construct a new residence for the property at 139 Lake Road; according to the plans; Site Plan for Mr. John Radner – 139 & 140 Lake Road – prepared by Jalbert Engineering – plan date 11/14/17 – DWG #16204; and according to the architectural plans by Escape Estates; the Determination does not intensify the existing or create additional non-conformities and the owner may apply for a building permit for the described activities. All necessary permits must be obtained prior to the start of construction.

2nd: Mr. Young

Discussion: None

Vote: 6 – 0

RE-ORGANIZATION OF THE BOARD

Rescheduled

CORRESPONDENCE

None

OLD/NEW BUSINESS

None

NEXT MEETING

December 13, 2017

On a motion made by Mr. Young, seconded by Ms. Cooney, and voted unanimously, the meeting adjourned at 7:10 PM.